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CASE#**2020-040**RESOLUTION NUMBER 13-1

GRANTING A REZONING AND VARIANCES

FOR CERTAIN PROPERTY LOCATED AT

7100 MECHANICSBURG ROAD & 53 ETHERTON LANE, SPRINGFIELD

SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board grant a rezoning and variances to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **DEW Investments, LLC (Dustin and Emily Walker)**, has petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.12**, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcels 1 and 3: pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,

WHEREAS, a public hearing was held via Zoom on **December 17, 2020** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board grant a rezoning and variances; and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

13-2

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12th Day of January, 2021 that the following request(s) on the above described property are hereby approved:

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;

For Proposed Parcel 2:

 Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District;

For Proposed Parcel 3:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

Signed and passed by the Sangamon County Board in session on this 12th day of January, 2021.

| COUNTY | BOARD | CHAIRMAN |
|--------|--------------|-----------------|

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

An undivided one-fourth (1/4) interest in and to the West Half of the Northwest Quarter of Section 35, Township 16 North, Range 4 West of the Third Principal Meridian, excepting therefrom the South 50 acres, and also excepting a tract described as follows: Beginning at the Northeast corner of the West Half of the Northwest Quarter of said Section 35, thence South on the Quarter Quarter Section line, 400.00 feet; thence West parallel with the Section line, 217.80 feet; thence North 400.00 feet to a point on the Section line; thence East on the Section line, 217.80 feet to the point of beginning, containing 2.00 acres, more or less; and also excepting a tract described as follows: From the Northeast corner of the West Half of the Northwest Quarter of said Section 35, West on the Section line 217.80 feet to the point of beginning; thence South parallel to the East line of said Quarter Quarter Section 400.00 feet; thence West parallel to the North line of said Quarter Section, 217.80 feet; thence North 400.00 feet to a point on the Section line; thence East on the Section line, 217.80 feet to the point of beginning.

Situated in the City of Springfield, County of Sangamon and State of Illinois.

AND

Undivided interest in and to Lot 1 of McGee Estates, (being a part of the Northwest Quarter of the Northwest Quarter Section 35, Township 16 North, Range 4 West of the Third Principal Meridian) according to the plat thereof recorded Recorder's Office of Sangamon County as Document Number 95-39029.

Situated in SANGAMON COUNTY, ILLINOIS

Parcel Numbers: 15-35.0-100-013, 021.

RECAP

(For County Board Use)

COUNTY BOARD MEMBER:

#3

NAME:

David Mendenhall

DOCKET NUMBER: 2020-040

ADDRESS: 7100 Mechanicsburg Road, Springfield, IL 62707 & 53 Etherton Lane, Springfield, IL

62712

PETITIONER: DEW Investments, LLC

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcels 1 and 3: pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

AREA: 27.54 acres.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The LESA score of 162 indicates the property is marginal requiring mitigating factors for nonagricultural development. In this case, the immediate area has a rural residential trend and R-1 allows more residential uses in accord with this trend. Granting the requested variances will allow the petitioners to divide the existing two parcels so the existing residence with the driveway will be on one parcel, the area developed with the manufactured home park will be on a second parcel, and the cropland will be on a third parcel. The manufactured home park will be removed. The split will create three residential parcels that are consistent with the trend of development in the area and enhancing the subject property's return. The Standards for Variation are met.

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:

Approval of Staff Recommendation.

RECORDING/SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

|) | DOCKET NO: 2020-040 |
|----------|--|
|) | |
|) | PROPERTY LOCATED AT: |
|) | 7100 Mechanicsburg Road, Springfield, IL 62707 |
|) | 53 Etherton Lane, Springfield, IL 62712 |
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RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **rezoning and variances** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **December 17, 2020** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

- 1. That said Board has jurisdiction to consider the petition filed herein.
- 2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: 7100 Mechanicsburg Road, Springfield, IL 62707 & 53 Etherton Lane, Springfield, IL 62712 and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is Single-family residence, manufactured home park, and cropland.
- 5. That the proposed land use of said property is Single-family residence and cropland.
- 6. That the request(s) for the subject property are pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcels 1 and 3: pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.
- 7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
- 8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **rezoning and variances** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request(s) are hereby approved:

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;

For Proposed Parcel 2:

• Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District;

For Proposed Parcel 3:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

MINUTES OF THE SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, which was duly seconded by **JD Sudeth**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **are hereby approved:**

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;

For Proposed Parcel 2:

• Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District;

For Proposed Parcel 3:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

The vote of the Board was as follows:

YES: Charlie Chimento, Tony Mares, Don Wulf, JD Sudeth

NO:

PRESENT:

ABSENT: Andrew Spiro

RECORDING SECRETARY

SANGAMON COUNTY RECOMMENDED - FINDINGS OF FACT

Case #: 2020-040

Address: 7100 Mechanicsburg Road, Springfield

53 Etherton Lane, Springfield

(i) Existing uses of property within the general area of the property in question.

North, East, & South – Residence. West – Cropland.

(ii) The zoning classification of property within the general area of the property in question.

North, East, South, & West - Agricultural.

(iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The LESA score of 162 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case, the immediate area has a rural residential trend and R-1 allows more residential uses in accord with this trend.

(iv) The trend of development, within the vicinity since the property was originally classified.

The area has a rural residential trend.

SANGAMON COUNTY RECOMMENDED - STANDARDS FOR VARIATIONS

Case #: 2020-040

Address: 7100 Mechanicsburg Road, Springfield

53 Etherton Lane, Springfield

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

(i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

Granting the requested variances will allow the petitioners to divide the existing two parcels so the existing residence with the driveway will be on one parcel, the area developed with the manufactured home park will be on a second parcel, and the cropland will be on a third parcel. The manufactured home park will be removed. The split will create three residential parcels that are consistent with the trend of development in the area and enhancing the subject property's return.

(ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

The requested variances are necessary to bring the proposed parcels into compliance to allow the division/reconfiguration of the subject property so the driveway will be on the same parcel as the residence, and will also separate the manufactured home park from the cropland.

(iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

Negative impacts are not anticipated.

LAND EVALUATION AND SITE ASSESSMENT

| Part 1: Site Assessment | Available Points | Points |
|---|---------------------|--|
| AGRICULTURAL/RURAL LAND WITHIN .5 MILE | | |
| 90% or more | 20 | |
| 75-89% | 10 | 10 |
| 50-74% | 5 | 10 |
| Under 50% | 0 | |
| CONTIGUOUS AGRICULTURAL/RURAL LAND | | |
| 90% or more | 20 | |
| 75-89% | 10 | 0 |
| 50-74% | 5 | · · |
| Under 50% | | |
| PERCENTAGE OF SITE AGRICULTURAL/RURAL | | |
| 75-100% | 10 | |
| 50-74% | 5 | 5 |
| Under 50% | 0 | |
| COUNTY SECTOR | | aada maaanda oonii noolinsaamaay pamadeessa imaa s |
| Rural | 20 | |
| 0.5 mile from incorporated area | 10 | 20 |
| Incorporated area | 0 | |
| SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WAS | TE DISPOSAL | |
| 75% or more | 20 | |
| 50-74% | 10 | 20 |
| 25-49% | 5 | |
| Less than 25% or sewer available | 0 | |
| ENVIRONMENTAL IMPACT OF PROPOSED USE | | |
| Negative impact | 15 | |
| Little or none with protective measures | 5 | 0 |
| Little or none | 0 | |
| IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURE | <u>S</u> | |
| Negative impact | 10 | 0 |
| No impact | 0 | v |

| CONDITION OF ROAD | | |
|--|----|--|
| unpaved, <40' ROW, or < 16' pavement | 20 | |
| 16'-18' pavement, 40' ROW | 15 | ^ |
| 18'-20' pavement, 40' ROW | 10 | 0 |
| > 20' pavement, 40' ROW or County or State Highway | 0 | |
| AVAILABILITY OF PUBLIC SEWER | | подология подет в дожно в на одности подборот по под |
| Not available | 15 | |
| Sewer over 600'-1200' away | 8 | 1 |
| Private central sewage system | 5 | i v |
| Sewer 600' or less away and available | 0 | |
| AVAILABILITY OF PUBLIC WATER | | maran (m. 1844) marin (2004) da la marin (m. 1844) da la marin (m. 1844) da la marin (m. 1844) da la marin (m. |
| Not available | 20 | |
| 1,000-1,500' away | 15 | 0 |
| Less than 1,000' away | 5 | U |
| Public water available at site | 0 | |
| DISTANCE FROM RESPONDING FIREHOUSE | | |
| Not in fire protection district | 20 | |
| More than 5 miles or fire protection by assignment | 10 | 10 |
| 2.6-5 miles | 5 | 10 |
| 0-2.5 miles | 0 | WANTEN AND AND AND AND AND AND AND AND AND AN |
| DDIVING TIME TO LUCU COLICOI | | |
| DRIVING TIME TO HIGH SCHOOL | 10 | |
| Over 30 minutes | 10 | 0 |
| 15-30 minutes | 5 | U |

SITE ASSESSMENT TOTAL

80

Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

| Soli Name Type % Value Points 199A Plano P 1000 P 199A Ipava P 1000 P 7148A Proctor P 1000 P 704A Proctor P 1000 P 705A Buckhart P 1000 P 705A Buckhart P 98 P 199B Plano P 98 P 36B Tama P 98 P 244A Hartsburg P2 98 21 257A Clarksdale P2 2 87 2 679B Blackberty P 87 2 679B Buckhart P 87 2 86B Osco P 87 2 705A Virden P2 87 2 712A Spauding P2 87 2 | | 9 | | | Relative | |
|---|-------|-------------|------|----------|--------------|---------------|
| 198A Elburn P 100 199A Plano P 100 43A Ipava P 100 7148A Proctor P 100 46A Herrick P 100 7037A Worthen P 100 705A Buckhart P 98 199B Plano P 98 36B Tama P 98 244A Hartsburg P2 21 98 247A Clarksdale P2 21 98 247A Hartsburg P2 287 2 68A Sable P2 21 98 21 68B Osco P 87 2 705B Buckhart P | Soil | <u>Name</u> | Type | <u>%</u> | <u>Value</u> | Points |
| 43A Ipava P 100 7148A Proctor P 100 46A Herrick P 100 7037A Worthen P 100 705A Buckhart P 98 199B Plano P 98 36B Tama P 98 244A Hartsburg P2 98 244A Hartsburg P2 98 244A Hartsburg P2 21 98 21 68A Sable P2 21 98 21 68B Osco P 87 2 79BB Blackberry P 87 2 705B Buckhart P 87 2 79BB Blackberry P 87 2 705B Buckhart P 87 2 705B Broadwell P 87 2 871 PA | | | | | 100 | |
| 7148A Proctor P 100 46A Herrick P 100 7037A Worthen P 100 705A Buckhart P 98 199B Plano P 98 36B Tama P 98 244A Hartsburg P2 98 247A Hartsburg P2 98 244A Hartsburg P2 98 247A Hartsburg P2 98 247A Hartsburg P2 98 247A Hartsburg P2 2 87 268B Blackberry P 87 2 86B Osco P 87 2 86B Osco P 87 2 86B Dsco P 87 2 86B Dsco P 87 2 87B Broadwell P 87 2 | 199A | Plano | Р | | 100 | |
| 46A Herrick P 100 7037A Worthen P 100 705A Buckhart P 98 199B Plano P 98 36B Tama P 98 244A Hartsburg P2 98 21 257A Clarksdale P2 21 98 21 68A Sable P2 2 87 2 679B Blackberry P 87 2 705B Buckhart P 87 2 86B Osco P 87 2 684B Broadwell P 87 8 50A Virden P2 87 8 127B Harrison P 87 1 127B Harrison P 87 1 127B Harrison P 87 1 127B Harrison P 87 | 43A | Ipava | Р | | 100 | |
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| 242A Kendall P2 87 7242A Kendall P2 87 134A Camden P 87 17A Keomah P2 17 87 15 3451A Lawson P3 75 75 3107A Sawmill P5 75 75 7075B Drury P 75 75 8396A Vesser P2 75 75 3074A Radford P3 75 75 3073A Ross P3 75 75 3284A Tice P3 75 75 279B Rozetta P 75 75 45A Denny P2 75 75 134B Camden P 75 30 45AA Denny P2 75 30 45B5B Middletown P2 75 30 3405A Zook P5 75 30 36C2 Tama I 74 <t< td=""><td></td><td></td><td>P2</td><td></td><td>87</td><td></td></t<> | | | P2 | | 87 | |
| 7242A Kendall P2 87 134A Camden P 87 17A Keomah P2 17 87 15 3451A Lawson P3 75 75 3107A Sawmill P5 75 75 7075B Drury P 75 8396A Vesser P2 75 3074A Radford P3 75 3073A Ross P3 75 3073A Ross P3 75 75 75 279B Rozetta P 75 75 75 134B Camden P 75 75 75 75 134B Camden P 75 30 30 3405A Zook P5 75 30 3405A Zook P5 75 30 30 3405A Zook P5 75 30 30 3405A Zook P 75 30 | | | P2 | | | |
| 134A Camden P 87 17A Keomah P2 17 87 15 3451A Lawson P3 75 75 3107A Sawmill P5 75 75 7075B Drury P 75 8396A Vesser P2 75 3074A Radford P3 75 75 75 3073A Ross P3 75 75 75 3284A Tice P3 75 | | Kendall | P2 | | 87 | |
| 17A Keomah P2 17 87 15 3451A Lawson P3 75 75 3107A Sawmill P5 75 75 7075B Drury P 75 75 8396A Vesser P2 75 75 3074A Radford P3 75 75 3073A Ross P3 75 75 3284A Tice P3 75 75 279B Rozetta P 75 75 45A Denny P2 75 75 134B Camden P 75 75 112A Cowden P2 75 30 885B Middletown P 40 75 30 3405A Zook P5 75 75 86C2 Osco I 74 36C2 Tama I 74 684C2 Broadwell I 74 119D Elco I 74 < | | Camden | Р | | 87 | |
| 3451A Lawson P3 75 3107A Sawmill P5 75 7075B Drury P 75 8396A Vesser P2 75 3074A Radford P3 75 3073A Ross P3 75 3284A Tice P3 75 279B Rozetta P 75 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 75 131C2 Alvin P 75 75 86C2 Osco I 74 74 684C2 Broadwell I 74 74 119D Elco I 74 119D Elco I 74 119D2 Elco I 74 119D2 Elco I 74 < | | | P2 | 17 | | 15 |
| 3107A Sawmill P5 75 7075B Drury P 75 8396A Vesser P2 75 3074A Radford P3 75 3073A Ross P3 75 3284A Tice P3 75 279B Rozetta P 75 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 30 36C2 Alvin P 75 75 86C2 Osco I 74 74 119C2 Elco I 74 74 119D Elco I 74 74 119D2 Elco I 74 74 119D2 Elco I 74 74 119D2 Elco I 74 74 74 | | | P3 | | 75 | |
| 7075B Drury P 75 8396A Vesser P2 75 3074A Radford P3 75 3073A Ross P3 75 3284A Tice P3 75 279B Rozetta P 75 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 30 131C2 Alvin P 75 30 86C2 Osco I 74 36C2 Tama I 74 684C2 Broadwell I 74 119D Elco I 74 119D Elco I 74 119D2 Elco I 74 19D2 Elco I 74< | | | P5 | | 75 | |
| 8396A Vesser P2 75 3074A Radford P3 75 3073A Ross P3 75 3284A Tice P3 75 279B Rozetta P 75 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 75 131C2 Alvin P 75 75 86C2 Osco I 74 36C2 Tama I 74 119C2 Elco I 74 119D Elco I 74 119D2 Elco I 74 119D2 Elco I 74 1567C2 Elkhart I 74 134C2 Camden I 74 | | | Р | | 75 | |
| 3073A Ross P3 75 3284A Tice P3 75 279B Rozetta P 75 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 30 3405A Zook P5 75 5 131C2 Alvin P 75 75 86C2 Osco I 74 36C2 Tama I 74 684C2 Broadwell I 74 119C2 Elco I 74 119D Elco I 74 119D2 Elco I 74 1567C2 Elkhart I 74 134C2 Camden I 74 | | • | P2 | | 75 | |
| 3073A Ross P3 75 3284A Tice P3 75 279B Rozetta P 75 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 30 3405A Zook P5 75 5 131C2 Alvin P 75 5 86C2 Osco I 74 36C2 Tama I 74 684C2 Broadwell I 74 119C2 Elco I 74 119D Elco I 74 119D2 Elco I 74 1567C2 Elkhart I 74 134C2 Camden I 74 | 3074A | Radford | P3 | | 75 | |
| 279B Rozetta P 75 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 30 3405A Zook P5 75 5 10 | 3073A | | P3 | | 75 | |
| 279B Rozetta P 75 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 30 3405A Zook P5 75 5 10 10 74 10 10 74 10 | 3284A | Tice | P3 | | 75 | |
| 45A Denny P2 75 134B Camden P 75 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 5 131C2 Alvin P 75 68 68 74 74 74 74 74 74 74 74 74 74 74 74 74 19D Elco I 74 | 279B | | Р | | 75 | |
| 112A Cowden P2 75 685B Middletown P 40 75 30 3405A Zook P5 75 75 131C2 Alvin P 75 86 74 86C2 Osco I 74< | 45A | Denny . | P2 | | 75 | |
| 685B Middletown P 40 75 30 3405A Zook P5 75 131C2 Alvin P 75 86C2 Osco I 74 36C2 Tama I 74 684C2 Broadwell I 74 119C2 Elco I 74 119D Elco I 74 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 134B | Camden | Р | | 75 | |
| 3405A Zook P5 75 131C2 Alvin P 75 86C2 Osco I 74 36C2 Tama I 74 684C2 Broadwell I 74 119C2 Elco I 74 119D Elco I 74 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 112A | Cowden | P2 | | 75 | |
| 131C2 Alvin P 75 86C2 Osco I 74 36C2 Tama I 74 684C2 Broadwell I 74 119C2 Elco I 74 119D Elco I 74 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 685B | Middletown | Р | 40 | 75 | 30 |
| 86C2 Osco I 74 36C2 Tama I 74 684C2 Broadwell I 74 119C2 Elco I 74 119D Elco I 74 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 3405A | Zook | P5 | | 75 | |
| 36C2 Tama I 74 684C2 Broadwell I 74 119C2 Elco I 74 119D Elco I 74 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 131C2 | Alvin | Р | | 75 | |
| 684C2 Broadwell I 74 119C2 Elco I 74 119D Elco I 74 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 86C2 | Osco | 1 | | 74 | |
| 119C2 Elco I 74 119D Elco I 74 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 36C2 | Tama | 1 | | 74 | |
| 119D Elco I 74 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 684C2 | Broadwell | 1 | | 74 | |
| 127C2 Harrison I 74 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 119C2 | Elco | 1 | | 74 | |
| 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | 119D | Elco | 1 | | 74 | |
| 119D2 Elco I 74 567C2 Elkhart I 74 134C2 Camden I 74 | | | 1 | | 74 | |
| 567C2 Elkhart I 74 134C2 Camden I 74 | | | 1 | | 74 | |
| 134C2 Camden I 74 | | | 1 | | 74 | |
| | | | 1 | | 74 | |
| | | | 1 | | 74 | |

13-12

| 685C2 | Middletown | 1 | 14 | 74 | 10 |
|-------|-----------------|---|----|----|----|
| 280D2 | Fayette | | | 74 | |
| 119D3 | Elco | N | | 74 | |
| 259D2 | Assumption | | | 74 | |
| 212C2 | Thebes | l | | 74 | |
| 630C2 | Navlys | I | | 74 | |
| 630D2 | Navlys | ı | | 74 | |
| 630D3 | Navlys | 1 | | 57 | |
| 131D2 | Alvin | 1 | 7 | 57 | 4 |
| 8D | Hickory | 1 | | 50 | |
| 8D2 | Hickory | 1 | | 50 | |
| 280D3 | Fayette | 1 | | 44 | |
| 8D3 | Hickory | 1 | | 44 | |
| 8F | Hickory | N | | 44 | |
| 549G | Marseilles | N | | 0 | |
| 533 | Urban Land | N | | | |
| 536 | Dumps | N | | | |
| 830 | Orthents, Land | N | | | |
| 862 | Pits, Sand | Ν | | | |
| 864 | Pits, Quarries | Ν | | | |
| 801C | Orthents, Silty | Ν | | | |
| W | Water | | | | |

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

| AGRICULTURAL LAND EVALUATION TOTAL | | 82 |
|------------------------------------|-------------|-----|
| | GRAND TOTAL | 162 |

Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.